

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Vista Oak Drive (279) Utility Vacate**DEPARTMENT:** Planning and Development      **DIVISION:** Development Review**AUTHORIZED BY:** Dori DeBord**CONTACT:** Tony Walter**EXT:** 7349**MOTION/RECOMMENDATION:**

Adopt and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the public utility easement situated on the north side of Lot 31, Wingfield North Phase 2, as recorded in Plat Book 38, Pages 44, 45 and 46 of the Public Records of Seminole County, Florida, further described as 279 Vista Oak Drive, Longwood Florida (Christian and Elena Gabor, applicants).

District 5 Brenda Carey

Tony Walter

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**BACKGROUND:**

The applicants, Christian and Elena Gabor, are requesting to vacate and abandon the west 42 feet of the east 107 feet of the south 6.00 feet of the north 7.50 feet of the utility easement situated on the north side of the property located at 279 Vista Oak Drive, Longwood, Florida, and further described as Lot 31, Wingfield North Phase 2, as recorded in Plat Book 38, Pages 44, 45 and 46 of the Public Records of Seminole County Florida, in Section 23, Township 20 Range 29E. The applicants are requesting to vacate the described portion of the utility easement to cure an encroachment of an existing drain field in the utility easement. The applicant has provided letters from the applicable utility companies stating "no objection" to the request.

**STAFF RECOMMENDATION:**

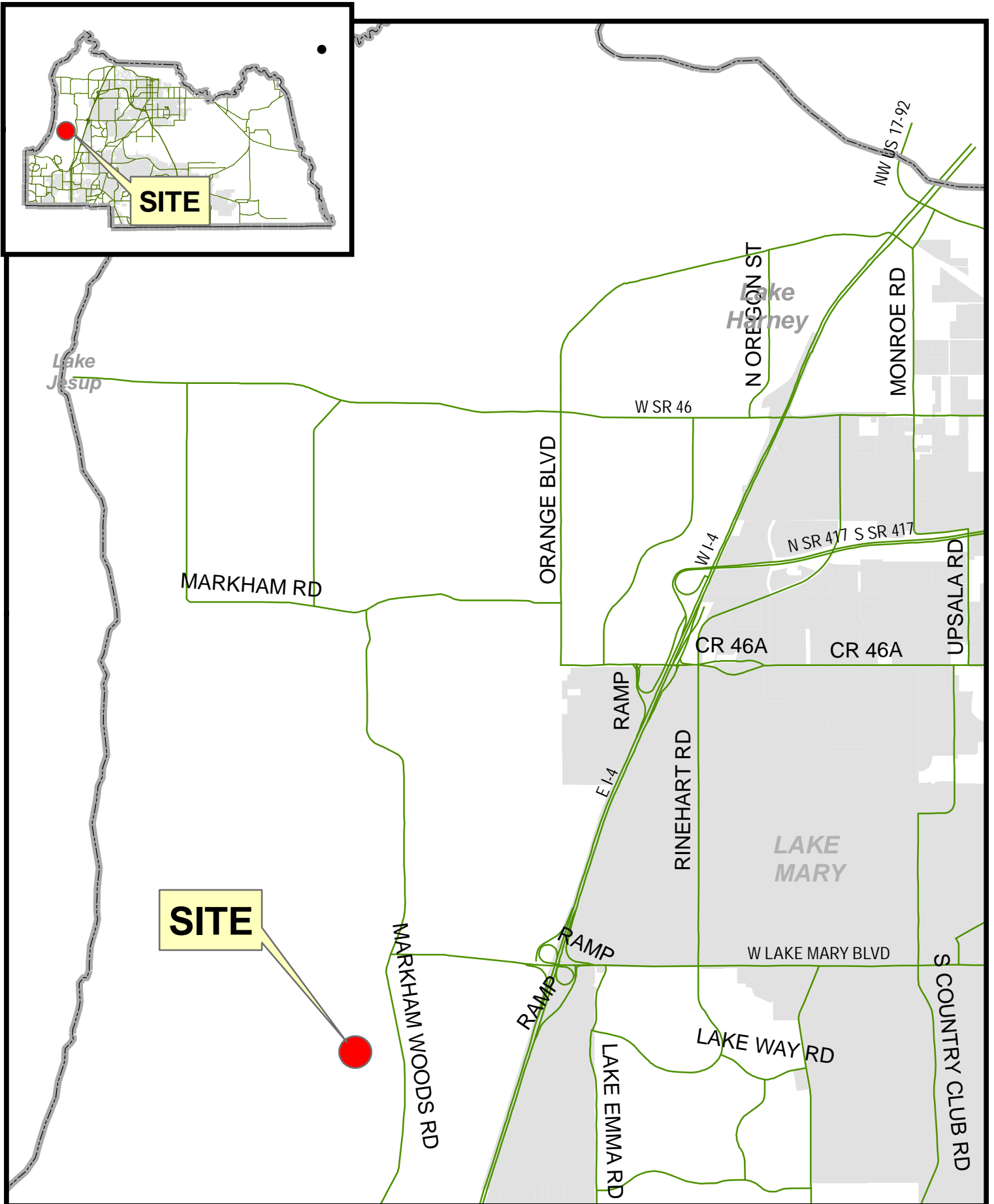
Staff recommends the Board adopt and authorize the Chairman to execute a Resolution to vacate and abandon a portion of the public utility easement situated on the north side of Lot 31, Wingfield North Phase 2, as recorded in Plat Book 38, Pages 44, 45 and 46 of the Public Records of Seminole County, Florida, further described as 279 Vista Oak Drive, Longwood Florida.

**ATTACHMENTS:**

1. Maps and Aerials
2. Maps and Aerials
3. Maps and Aerials
4. Resolution
5. Sketch of Description

**Additionally Reviewed By:**

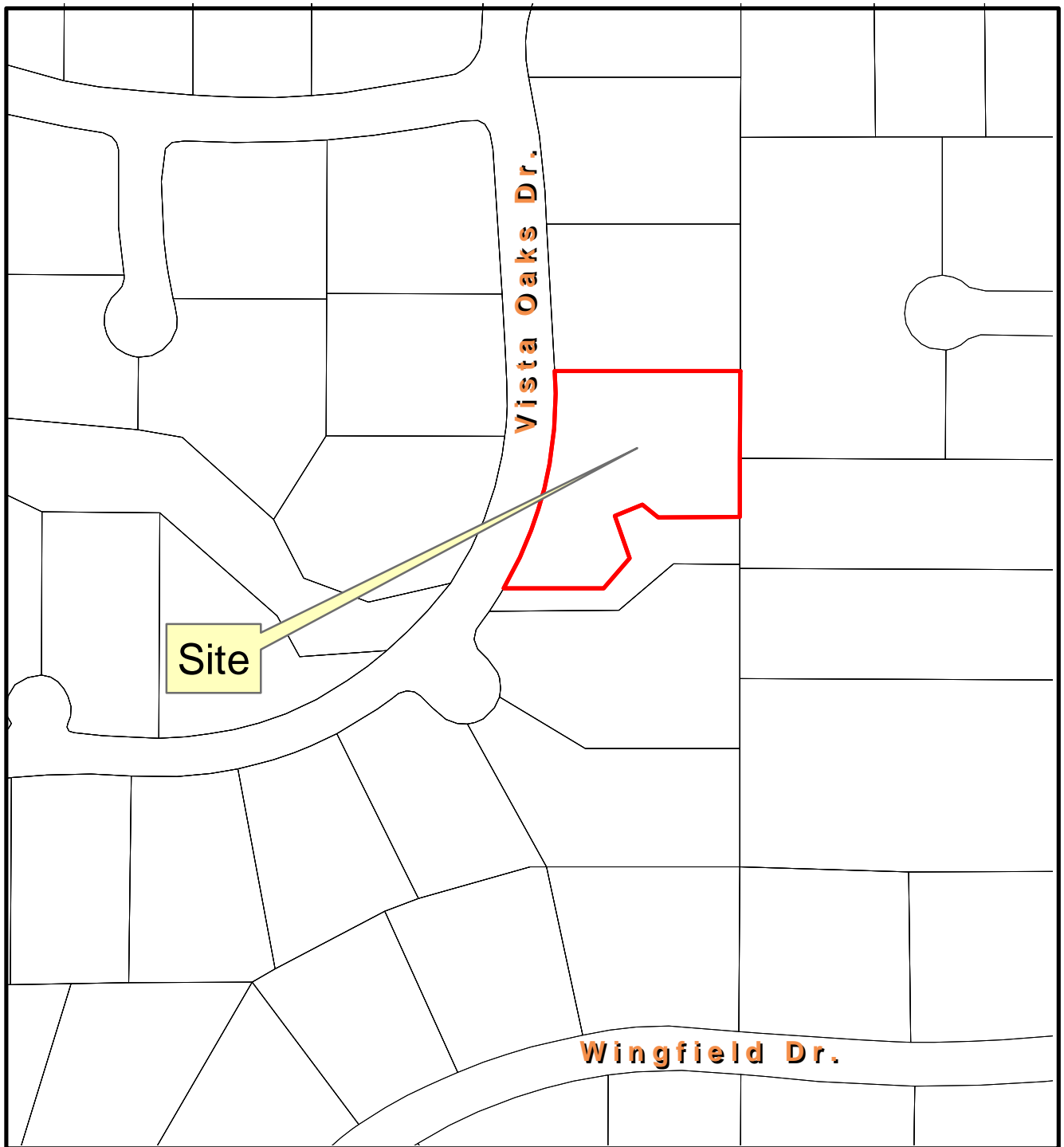
☒ County Attorney Review ( Kathleen Furey-Tran )



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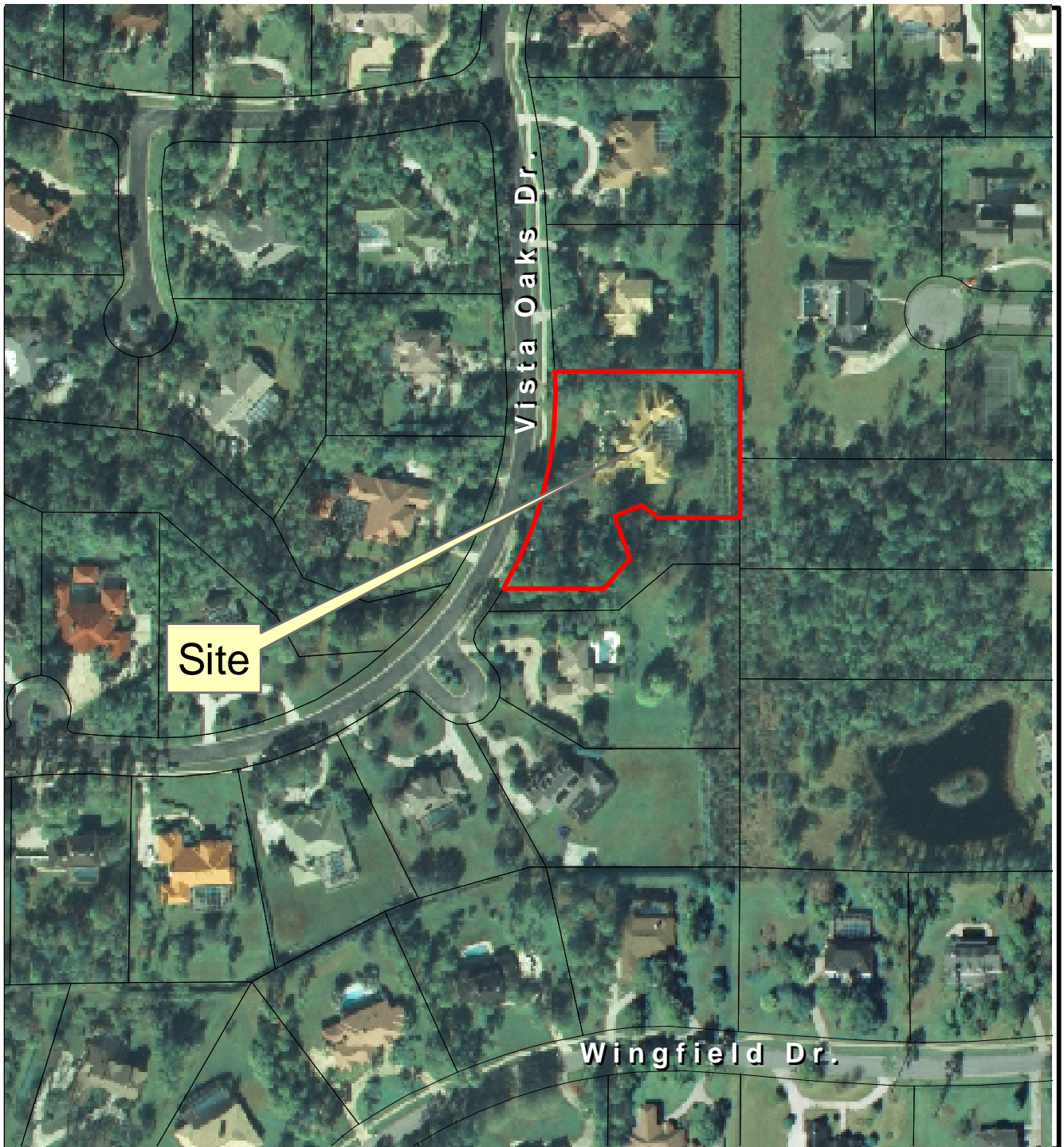
# Vista Oak Drive (279) Utility Vacate

EXHIBIT A



Vista Oak Drive (279)  
Utility Vacate





Vista Oak Drive (279)  
Utility Vacate



RESOLUTION NO.: 2007-R-

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 13th DAY OF November A.D., 2007.

**RESOLUTION TO VACATE AND ABANDON A  
UTILITY EASEMENT**

Whereas, a Petition was presented on behalf of

**CHRISTIAN AND ELENA GABOR**

to the Board of County Commissioners of Seminole County, Florida, requesting the closing, vacating, and abandoning of the following described utility easement to-wit:

**SEE ATTACHED SKETCH OF DESCRIPTION "EXHIBIT C"**

Whereas, after due consideration the Board of County Commissioners of Seminole County, Florida, having determined that the abandonment of the above described utility easement is to the best interest of the County and the public in that the area in question is not needed for utility purposes and not necessary for public need.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Seminole County, Florida, that the above described utility easement be, and the same is hereby abandoned, closed, and vacated, and that all right in and to the same on behalf of the County and the public be, and the same is hereby disclaimed.

PASSED AND ADOPTED this 13th day of November A.D., 2007.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
OF SEMINOLE COUNTY, FLORIDA**

BY:

**MARYANNE MORSE**

**CLERK OF THE CIRCUIT COURT  
SEMINOLE COUNTY, FLORIDA**

**CARLTON D. HENLEY**

**CHAIRMAN**

## SKETCH OF DESCRIPTION



## LEGAL DESCRIPTION

THE WEST 42.00 FEET OF THE EAST 107.00 FEET  
OF THE SOUTH 6.00 FEET OF THE NORTH 7.50  
FEET OF LOT 31, WINGFIELD NORTH II, ACCORDING  
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK  
38, PAGES 44, 45 AND 46, OF THE PUBLIC  
RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 252 SQUARE FEET OT 0.006 ACRES,  
MORE OR LESS.

THIS SURVEY CERTIFIED TO:  
SEMINOLE COUNTY

BEARINGS ARE BASED ON THE  
CENTERLINE OF  
AS BEING N48°45'00"E, PER PLAT  
LEGAL DESCRIPTION FURNISHED BY  
CLIENT (UNLESS OTHERWISE NOTED)  
THIS IS TO CERTIFY THAT I HAVE  
REVIEWED THE FLOOD INSURANCE RATING  
MAP (FIRM) PANEL #120179 0225 E  
DATED 12/6/00 AND DETERMINED THAT  
THE LANDS SHOWN HEREON ARE IN ZONE "X".

NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND  
MAPPER. ADDITIONS AND DELETIONS TO  
SURVEY MAPS, SKETCHES, OR REPORTS  
BY OTHER THAN THE SIGNING PARTY OR  
PARTIES IS PROHIBITED WITHOUT WRITTEN  
CONSENT OF THE SIGNING PARTY OR  
PARTIES.

MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF ALTAMONTE SURVEYING  
AND PLATTING, INC. #LB 8300

SCALE: 1"=60'

REVIEWED BY: MWS

DRAWN BY: LJG

DATE: 7/11/07

JOB No.: 20477

REVISED:

## LEGEND

- = RECOVERED 4"x4" CONCRETE MONUMENT NO#
- ▲ = RECOVERED NAIL & DISK #
- X = RECOVERED X CUT IN CONCRETE
- ⊙ = RECOVERED 1/2" IRON ROD #
- = RECOVERED 1/2" IRON ROD NO #
- ⊕ = RECOVERED 5/8" IRON ROD NO #
- = SET 1/2" IRON ROD #LB 6300
- ⊖ = POWER POLE AS SHOWN
- D— = WOOD FENCE AS SHOWN
- O— = CHAIN LINK FENCE AS SHOWN
- ▣ = CONCRETE SLAB AS SHOWN

D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS,  
R/W = RIGHT OF WAY, A/C = AIR CONDITIONER,  
(R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT,  
(M) = MEASURED, (C) CALCULATED, (D) = DEED,  
POB = POINT OF BEGINNING, CONC. = CONCRETE,  
POC = POINT OF COMMENCEMENT, POL = POINT ON  
LINE

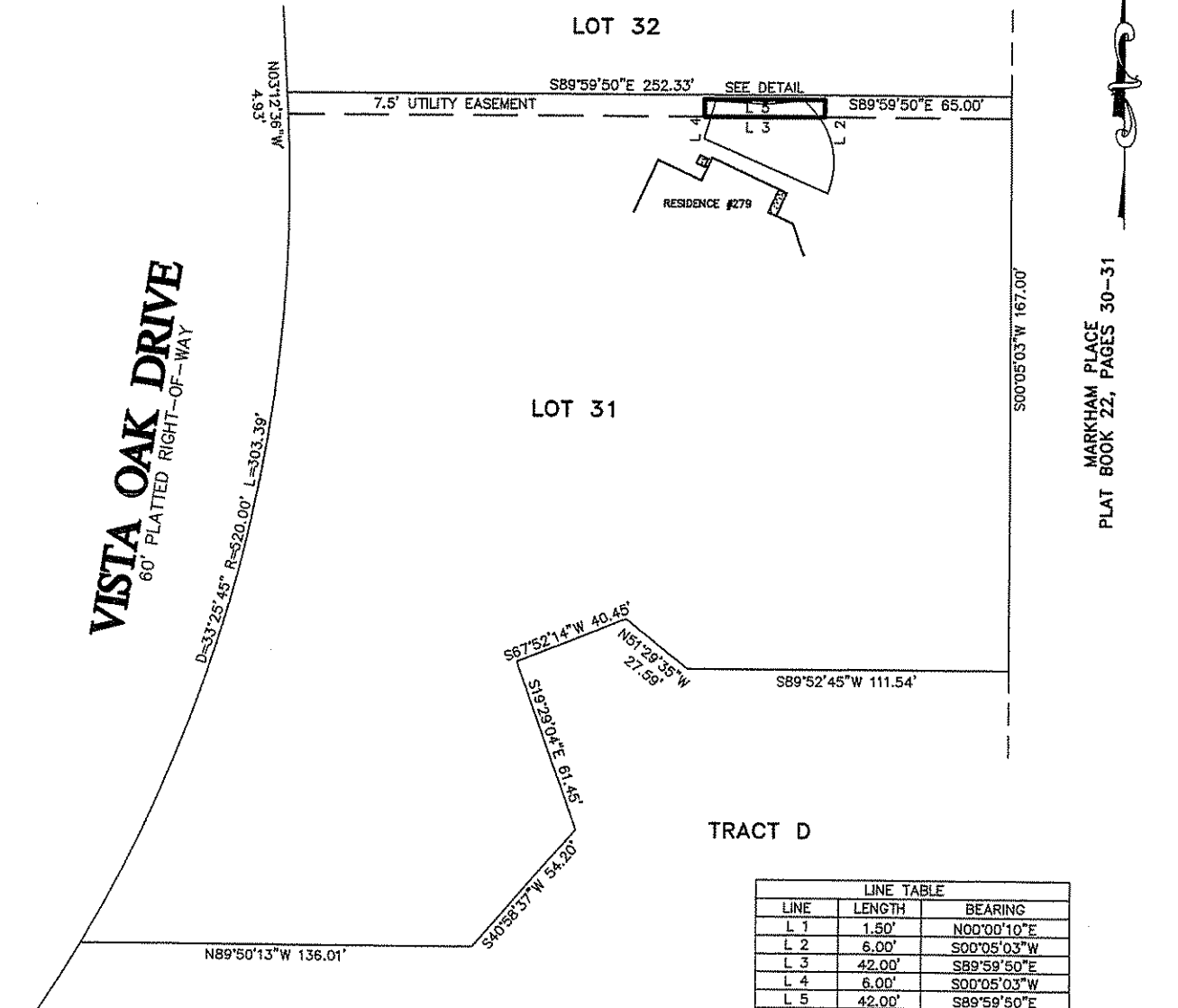
THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE  
SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR  
INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY  
ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER,  
UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS  
WERE NOT LOCATED AS PART OF THIS SURVEY. LAND  
SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF  
WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

**ALTAMONTE SURVEYING**  
**AND PLATTING, INC.**

435 DOUGLAS AVE. SUITE 1505F  
ALTAMONTE SPRINGS, FL 32714  
PHONE: (407) 862-7555  
FAX: (407) 862-6229

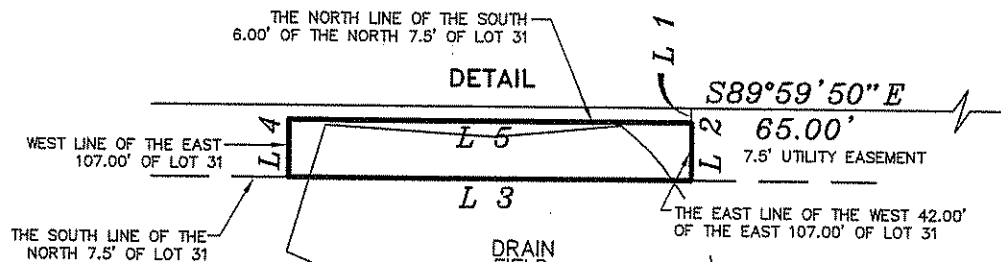
MIKE ROBERTA MSP20477.DWG

## SKETCH OF DESCRIPTION



THE NORTH LINE OF THE SOUTH  
6.00' OF THE NORTH 7.5' OF LOT 31

DETAIL



SCALE: 1"=60'

REVIEWED BY: MWS

DRAWN BY: LJG

DATE: 7/11/07

JOB No.: 20477

REVISED:

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- = CHAIN LINK FENCE AS SHOWN
- = CONCRETE SLAB AS SHOWN

1 INCH = 60 FEET  
GRAPHIC SCALE

**ALTAMONTE SURVEYING AND PLATTING, INC.**

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